



Doc#: 1328929094 Fee: \$70.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/16/2013 03:31 PM Pg: 1 of 4

When recorded, return to:
Mary Ann Murray, Esq.
Burke Burns & Pinelli, Ltd., Suite 4300
70 West Madison Street
Chicago, Illinois 60602

RELEASE OF MORTGAGE AND SUBORDINATION AGREEMENT

The undersigned, C&R Scrap Iron & Metal, LLC, as: (A) Mortgagee (the "Mortgagee") under that certain Junior Mortgage (the "Mortgage") given by Chicago Film Studios Industrial Real Estate Holdings, LLC (the "Borrower"), dated as of March 11, 2011 and recorded March 17, 2011 as Document No. 1107644046 in the Office of the Cook County Recorder of Deeds (the "Recorder's Office") securing the indebtedness evidenced by that certain Secured Promissory Note (the "Note") dated as of even date therewith; and (B) Junior Lender under that certain Subordination Agreement (the "Subordination Agreement") entered into by and among the Borrower, Junior Lender and Belmont Bank and Trust Company (the "Senior Lender"), dated as of March 11, 2011 and recorded March 17, 2011 as Document No. 1107644047 in the Office of the Recorder's Office; all encumbering the real estate described on Exhibit A attached hereto (said real estate, together with all real and personal property interests covered by said Mortgage collectively, the "Mortgaged Property");

For and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration received, the receipt and sufficiency of which are hereby acknowledged, does hereby release and discharge and by these presents hereby releases and discharges the Mortgaged Property from all liens, mortgages, assignments security interest and superior title created by and existing under the Mortgage.

Mortgagee/Junior Lender, on its own behalf, and on behalf of its predecessors, successors, assigns, representatives, agents, insurers, officers, members, managers, affiliates and employees, hereby releases and discharges Borrower, as well as its predecessors, successors, assigns, representatives, agents, liability insurers, and partners, and any and all of their respective predecessors, successors, heirs, and assigns, from any and all past present or future claims, causes of action, or obligations, at law or in equity, whether presently known or unknown, relating in any way to the Mortgage, the Note, the Subordination Agreement, the Mortgaged Property or any other matter between the parties.

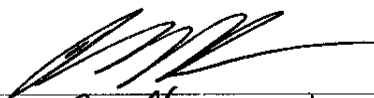
IN WITNESS WHEREOF, Mortgagee has executed this Release as of the 3 day of October, 2013.

C&R SCRAP IRON & METAL, LLC

By: _____

Name: _____

Its: _____



Ronald W. Sessa

MCAK

UNOFFICIAL COPY

State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ronald Nissen as the Member of C&R Scrap Iron & Metal, LLC., personally known to me, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the purposes therein set forth.

Given under my hand and official seal, this 3rd day of October, 2013.

Jakub A. Maj
Notary Public

Commission expires: 6-11-2017



Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

Legal Description

PARCEL E:

Tract 1:

Lots 1 and 2 in Ryerson's resubdivision of Lots 17 and 18 of Ogden's Subdivision of the East half of the Northeast Quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Tract 2:

Parts of Sub-Lots 2, 3 and 6 in Block 10 in the subdivision of Lots 2, 3, 5 to 8 and 13 to 16, all inclusive of Ogden's Subdivision of the East half of the Northeast Quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, and being further described as follows, to wit: beginning at the Northeast corner of said Sub-Lot 2 in the South line of 15th Street; thence Westwardly along said South line, 55.6 feet to a corner; thence Southwardly parallel with the East line of said Sub-Lots, 143 feet to a point 1 foot North of the South line of said Sub-Lot 6; thence Northwardly by a curve convex to the East having a radius of 441.88 feet for a distance of 154.21 feet to the place of beginning, in Cook County, Illinois.

Tract 3:

Sub-Lots 2, 3 and 6 in Block 10 in the subdivision of Lots 2, 3, 5 to 8 and 13 to 16, all inclusive of Ogden's Subdivision of the East half of the Northeast Quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, except that part of said Sub-Lots described as follows, to wit: beginning at the Northeast corner of said Sub-Lot 2 in the South line of 15th Street; thence Westwardly along said South line, 55.6 feet to a corner; thence Southwardly parallel with the East line of said Sub-Lots, 143 feet to a point 1 foot North of the South line of said Sub-Lot 6; thence Northwardly by a curve convex to the East having a radius of 441.88 feet for a distance of 154.21 feet to the place of beginning, in Cook County, Illinois.

Tract 4:

The West 12.4 feet of Sub-Lots 1, 4 and 5, part of the West 12.4 feet of Sub-Lot 8 in Block 10 of Ogden's Subdivision of the East half of the Northeast Quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Tract 5:

Sub-Lot 7, 10, 11, 14, 15, 18, 19, 22 and 23 in Block 10 in the Subdivision of Lots 2, 3, 5 to 8 and 13 to 16, all inclusive of Ogden's Subdivision of the East half of the Northeast Quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, together with that part of Lots 8, 9, 12, 13, 16, 17, 20, 21 and 24 in Block 10 falling in the following described property: beginning where the North line of West 16th Street meets the West line of the East 55.6 feet of Lot 23 in said Block 10; thence due North 435 feet to a point; thence due East 81.5

UNOFFICIAL COPY

feet to a point; thence due South 434.31 feet to a point in said Northerly line of West 16th Street in the Southerly line of Lot 24; thence South 89 degrees 52 minutes West along said North line of West 16th Street being along said Southerly line of Lots 24 and 23 in said Block 10, 81.5 feet to the place of beginning.

Parcel J:

Tract 1:

Lots 1 through 10, inclusive, in Kerr and Crowley's Subdivision of Lots 1, 2, 3, 4, 47, 48, 49 and 50 in the Subdivision of Block 3 of Walker's Douglas Park Addition, a subdivision of the East three-quarters of the Southeast Quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Tract 2:

Lots 5 through 17, and Lots 26 through 46, inclusive, all in Block 3 OF Walker's Douglas Park Addition, a subdivision of the East three-quarters of the Southeast Quarter of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Together with all interest, if any, of Grantor in and to the land lying within any street or roadway adjoining the aforescribed property or any vacated or hereafter vacated street or alley adjoining said property, up to the centerline of such street or alley.

Together with all right title and interest of the Grantor in an overhead walkway (the "Walkway") connecting the southwest corner of the building situated on the aforesaid Parcel E to a building owned by the Grantor at the southeast corner of Rockwell Street and 16th Street (the "Service Building"). The conveyance of the Walkway shall not confer any right upon Purchaser or its employees to access the Service Building.

Permanent Index Number(s): 16-24-223-001, 16-24-223-002, 16-24-223-006, 16-24-223-004, 16-24-402-010, 16-24-402-009, 16-24-402-008, 16-24-402-007, 16-24-402-006, 16-24-402-005, 16-24-402-004, 16-24-402-003, 16-24-402-002, 16-24-402-001, 16-24-402-017, 16-24-402-025, and 16-24-402-048